



AGENDA
SUNNYVALE ADMINISTRATIVE HEARING
Wednesday, May 10, 2006

A public hearing will be held by the Administrative Hearing Officer at City Hall, 456 West Olive Avenue, Sunnyvale, CA for the purpose of considering the following applications:

2:00 PM – West Conference Room

CALL TO ORDER

1. **2006-0337 – California Water Service Co.** [Applicant/Owner]: Application for a Use Permit on a 24,000 square foot site to allow reactivation of an existing water pump station including a new steel tank and equipment. The property is located at **1322 Warner Avenue** (near W Fremont Ave) in an R-1 (Low Density Residential) Zoning District. (APN: 323-01-003) RK
2. **2006-0353** – Application for a Use Permit on a 7,000 square foot site to allow construction of a new detached garage of 485 square feet with a design review for a second-story accessory living unit of 540 square feet above the proposed detached garage. The property is located at **321 America Avenue** (near E Arques Ave) in an R-2 (Low Medium Density Residential) Zoning District. (APN: 204-39-041) KD
3. **2006-0367 – Brian Johnston** [Applicant] **Wang Chia Po] and Erl F Fong Trustee & et al** [Owner]: Application for a Use Permit on a 32,234 square foot site to allow a martial arts studio in an existing shopping center. The property is located at **649 Grape Avenue** (near W El Camino Real) in a C-2 (Highway Business) Zoning District. (APN: 198-17-025) KD
4. **2006-0374 – Dragonwell Pan Asian Bistro** [Applicant] **Teng & Elko LLC** [Owner]: Application for a Use Permit on a 20,221 square foot site to allow a new restaurant with full liquor service within an existing building. The property is located at **1101 Elko Drive** (near Lawrence Expwy) in an M-S (Industrial & Service) Zoning District. (APN: 104-33-010) RK **(This item has been continued to May 24, 2006)**

Notice to the Public:

Agenda information is available by calling Debbie Gorman, Administrative Aide at (408) 730-7440. Agendas and associated reports are also available on the City's web site at <http://www.sunnyvale.ca.gov>, or at the Sunnyvale Public Library, 665 W. Olive Ave., Sunnyvale, 72 hours before the meeting. Please contact Community Development Department, Planning Division office at 408/730-7440 for specific questions regarding the agenda

PLEASE TAKE NOTICE that if you file a lawsuit challenging any final decision on any public hearing item listed in this agenda, the issues in the lawsuit may be limited to the issues which were raised at the public hearing or presented in writing to the City at or before the public hearing. PLEASE TAKE FURTHER NOTICE that Code of Civil Procedure section 1094.6 imposes a 90-day deadline for the filing of any lawsuit challenging final action on an agenda item which is subject to Code of Civil Procedure section 1094.5.

Pursuant to the Americans with Disabilities Act, if you need special assistance in this meeting, please contact the Planning Division at (408) 730-7440. Notification of 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. (29 CFR 35.104 ADA Title II)

ADMINISTRATIVE HEARING SCHEDULED PUBLIC HEARING DATES FOR 2005:

January 11, 2006	April 12, 2006	July 12, 2006	October 11, 2006
January 25, 2006	April 26, 2006	July 26, 2006	October 25, 2006
February 15, 2006	May 10, 2006	August 16, 2006	November 15, 2006
March 1, 2006	May 24, 2006	August 30, 2006	November 29, 2006
March 15, 2006	June 14, 2006	September 13, 2006	December 13, 2006
March 29, 2006	June 28, 2006	September 27, 2006	